

Design and Access Statement

For

Site at Royston Lane, Royston

On Behalf Of

Richard Ryder Partnership.



18th April 2007

Planning History.

The site is currently vacant, being previously used as gardens with old sheds and greenhouses existing on the site, surrounded by residential properties.

Design Development.

We were appointed by Richard Ryder Partnership to look at the development potential of the site and having viewed its position within the immediate built environment our first reaction was to suggest that semi detached and detached houses with a single access off Royston Lane would be appropriate.

Following various discussions with interested parties the submitted scheme evolved into 15 no. semi detached and detached dwellings with attached and detached garages. Prior to any design processes taking place, careful consideration was given to making sure that the design took account of the surrounding properties, noting their details, character, scale and setting. A detailed photographic survey was carried out and used as a point of reference. The house types have been individually designed to take account of the site constraints and in particular the relationship to boundaries and importantly to prevent any overlooking. The scheme that has now been submitted is for 15 dwellings 3 & 4 bedroomed, semi detached and detached with 200% parking provided throughout the site including garage accommodation to each property.

Use / Amount.

The dwellings consist of 3 individual types as follows:

Type A – 3 bedroom semi detached	1061 sq ft	8No.
Type B – 4 bedroom detached	1253 sq ft	5No.
Type C – 4 bedroom detached	1132 sq ft	<u>2No.</u>
Total		<u>15 No.</u>

This development maintains occupancy levels in line with those dwellings within the immediate vicinity.

Appearance.

We have designed traditional houses picking up details from the local vernacular such as stone cills, dummy sash windows, facing brick and detailing and concrete tiled roofs. This will, in our opinion, compliment the character of the surrounding properties and enable the site to be developed and marketed towards local housing needs.

Layout.

The layout develops as you enter the site providing a new access of Royston Lane. Careful thought and consideration has been taken whilst designing and positioning the dwellings so that not one singular unit dominates another unduly with access created to enjoy and emphasise the water feature abutting the site. Access to each plot will be from the proposed central roadway, so that the design proposed creates an overall sense of community throughout the different dwelling types and sizes.

Landscaping.

The existing landscape buffer around and within the site is thin. We propose to reinforce the general landscaping with new planted trees and shrubs, this will enhance the environs of the site and provide a "greener" aesthetic appearance, also with the proposed entrance features and increased landscaping, an enhancement to the appearance of Royston Lane will ensue.

Scale.

The size of the properties is a careful balance between the land value, build cost and potential selling price whilst having regard for their setting, site constraints and amenities of the new and existing properties.

Access.

Entry to the site is to be provided by a new road access of Royston Lane.

Means of access for the disabled is covered in the appropriate detailing and internal planning of each house type.

Access and cloakroom arrangements to the individual properties have been designed in accordance with Part M of the Building Regulations (i.e. level or ramped approach, wide doors for wheelchair access and ground floor w.c.'s).

Design and Access Statement 06/171 18th April 2007
LMP Ltd.